

CATEGORICAL EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) Appeal filed for the property located at 1301 and 1303 Abbot Kinney Boulevard.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303, Class 3, and Section 15332, Class 32, and that there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.
2. ADOPT the FINDINGS of the West Los Angeles Area Planning Commission (WLAAPC) as the Findings of Council.
3. RESOLVE TO DENY THE APPEAL filed by Citizens Preserving Venice (Representative: Robin Rudisill, Treasurer), and THEREBY SUSTAIN the determination of the WLAAPC in approving a Categorical Exemption, No. ENV-2020-5333-CE, as the environmental clearance for a project consisting of the demolition of a one-story single-family dwelling and a one-story duplex, the construction of a new 4,990 square foot, three-story, mixed-use structure with two dwelling units, one Accessory Dwelling Unit, 1,587 square feet of retail space, and one subterranean parking level (automated parking system) with 13 parking spaces and eight bicycle parking spaces in the single-permit jurisdiction of the Coastal Zone, for the properties located at 1301 and 1303 Abbot Kinney Boulevard.

Applicant: Richard Gottlieb and Spalding Commercial

Representative: Laurette Healey, City Land Use Incorporated

Case No. ZA-2015-1155-SPP-CDP-MEL-ZV-1A

Environmental No. ENV-2020-5333-CE-1A

Fiscal Impact Statement: The WLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on June 7, 2022, the PLUM Committee considered a report from the WLAAPC and a CEQA Appeal filed for the property located at 1301 and 1303 Abbot Kinney Boulevard. Department of City Planning and City Attorney staff provided an overview of the matter. After an opportunity for public comment, and presentations from the Appellant and Applicant Representatives, the Committee recommended to deny the appeal, and thereby sustain the decision of the WLAAPC in sustaining the Zoning Administrator's determination approving a Categorical Exemption as the environmental clearance for the project. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	ABSENT
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ:	YES

CR/SG
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-NOT OFFICIAL UNTIL COUNCIL ACTS-